

## OL Zoning District Regulations

The OL District is established between major commercial areas of the Island and is intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.

### **Permitted Uses**

Single Family Residential  
Day Care  
Government Facilities  
Religious Institutions  
Neighborhood Park  
Mini Park

Health Services Office, Except Hospitals  
Real Estate Sales/Rental Office  
Other Office  
Agriculture  
Minor Utility  
Linear Park

### **Permitted with Conditions** (See Planning Staff for Conditions)

Multifamily Residential  
Mixed Use  
Telecommunications Facility  
Eating Establishment, High Turnover

Eating Establishment, Low Turnover  
Eating Establishments without Seating  
Bank or Financial Institution

### **Permitted by Special Exception** (See Planning Staff for Conditions & Criteria)

Other Institutions  
Community Park

Major Utility  
Other Retail Sales or Service

### **Density** (per Net Acre)

4 Dwelling Units  
8,000 Square Feet Office/Institutional  
6,000 Square Feet Other Uses

### **Maximum Structure Height**

Nonresidential  
35 feet above Base Flood Elevation  
2 Stories/ 1 Level Parking  
Residential  
35 feet above Base Flood Elevation  
2 Stories

### **Maximum Impervious Coverage**

40% of Gross Acreage for Residential  
60% of Gross Acreage for Nonresidential

### **Minimum Open Space**

50% of Gross Acreage for Residential  
25% of Gross Acreage for Nonresidential

### **Parking Requirements**

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.